



## REQUEST FOR COUNCIL ACTION

---

**MEETING DATE:** September 18, 2023

**PREPARED BY:** Jupe Hale, P.E., Asst. Public Works Director/Asst. City Engineer

**AGENDA ITEM:** Arbor Lakes Gateway Project No. 23-14  
Public hearing  
Resolution No. 23-136

---

### PREVIOUS ACTIONS:

At their April 3, 2023 meeting, City Council directed the City Attorney to draft a planned unit development agreement and a resolution approving Project Libre planned unit development concept stage plan, development stage plan, rezoning, preliminary plat, and final plat.

Council, at their September 5, 2023 meeting, adopted Resolution No. 23-122 establishing Arbor Lakes Gateway Project No. 23-14, ordering feasibility report, receiving and approving feasibility report, and ordering public hearing.

---

### RECOMMENDED COUNCIL ACTION:

Motion to open public hearing.

Motion to close public hearing.

Motion to adopt Resolution No. 23-136 ordering Arbor Lakes Gateway Project No. 23-14, ordering plans and specifications, and approving developer's agreement subject to final review by the City Attorney and Director of Public Works.

---

### COMMENTS:

Council previously received the feasibility report for Arbor Lakes Gateway Project No. 23-14. The project contemplates the construction of 73rd Place across the northern boundary of the site, from Kilmer Lane to the westernmost parcel line, where it is planned to connect with 73rd Place as it is extended east as part of Project Black Bear. Also included are associated storm sewer and water main improvements.

The cost of the improvements benefitting this development is estimated to be \$1,382,211. Those costs, together with area trunk assessments of \$1,123,389 (including previously deferred assessments) result in a proposed total assessment of \$2,505,600.

Adoption of the attached resolution would approve the developer's agreement, highlights of which are as follows:

- The agreement is between 1694 Industrial, LLC and the City of Maple Grove.
- A special assessment in the amount of \$2,505,600.00 is required to be activated.
- A surety in the amount of \$1,000,000.00 is required to be submitted to guarantee completion of all petition and escrow items.
- Park dedication is required in the amount of \$55,440.00, which reflects use of Tiller Corporation credits.

It is recommended that Council adopt the attached resolution ordering Arbor Lakes Gateway Project No. 23-14, ordering plans and specifications, and approving the developer's agreement subject to final review by the City Attorney and Director of Public Works.

---

**ATTACHMENTS:**

Attachment A: Resolution No. 23-136  
Attachment B: Developer's agreement  
Attachment C: Project location map  
Attachment D: Public hearing exhibits